

MINUTES OF REGULAR MEETING  
CARLISLE PLANNING BOARD  
MAY 12, 1969  
8:05 to 11:45 P.M.

PRESENT: T. Herndon, Chairman  
C. Evans  
D. Spaulding  
R. Thomson, Clerk

OLD BUSINESS:

1. Mr. DeBonis (Maynide, Inc.) appeared before the board and added \$1200 to his previous \$1400 bond covering "Wood Ridge Rd." in his subdivision. The total bond is now \$2500, a figure agreed to and recommended by Mr. David Perley. Needed to finish the job is finish grade, loam, and seed, and place bounds. Board voted to release Mr. DeBonis from previous provisions.
2. The next regular meeting of the Planning Board will be at the Selectmen's Office at 8PM, Monday, June 9, 1969.
3. Both the Peter Maio (G and M Trust) and Joseph Moore (Cal-Mor Realty) subdivision plans are with Mr. Perley. By the end of May the Board of Health report is due. The Planning Board will meet on Wednesday, 5-21-69, at 8 PM at the Selectmen's Office to consider drainage details. A Public Hearing is planned for 8 PM in Room 18 of the Wilkins School on Monday 6-2-69.
4. Mr. Donald Rox's road description project is on schedule with completion targeted for the end of June.
5. Several elements entered the aerial mapping project picture. Mr. Herndon reported that the original negative of the 1" to 800' old aerial photograph had been found. Mr. Ondrejka determined that spring had advanced too far to take pictures at this time; that his survey found one company with the equipment and skill to do the job come fall; that this company will release the negatives to the town upon job completion; he is making tentative plans to go ahead with the project in the fall; he is having the old negative analysed for possible copies to be made for interim purposes; cost of color picture (when taken on same trip as the black and white in the fall) not reported to date. Mr. Herndon will continue to be in contact with Mr. Ondrejka so that the project moves forward.
6. Mr. Herndon reviewed the general situation regarding acts before the legislature, how the Board can find out what is of importance, and made suggestions regarding implementation if the Board desired to act in a specific case. Mr. Evans advised that attendance at hearings was generally wasted time, and that the best approach was direct letter contact with the Committee on Urban Affairs (Representative Joseph Brett and Senator James DeNormandie) when an issue became urgent. The general status of proposed acts affecting zoning laws now on the books was discussed. No direct action deemed necessary at this moment. The Board will continue to review bills proposed that will be of interest to the Town and report.

Item 6, continued: Mr. Spaulding agreed to review the Legislative Bulletin and report at each Board Meeting on items of interest. Mr. Herndon will see that the Bulletin gets to Mr. Spaulding.

7. The Macone map of the proposed By-Pass Plan was not available for study. After discussion of the general aspects of By-Pass planning to date and how to proceed from here, it was agreed that Mr. Evans, Mr. Spaulding, and Mr. Thomson would meet at Mr. Spaulding's home at 8 PM Wednesday 5-14-69 to attempt to define the criteria upon which the By-Pass Plan should be based, and to generate the alternatives available to implement the Plan, and to report to the Board their recommendations.

8. Mr. Herndon reviewed the Board's position in Town affairs as it now stands. A review of future programs and objectives was made. The Board concluded that its role went beyond the up-dating of the Benjamin Report and Sub-Division work and fell in such areas as: land acquisition planning town-wide (helping to coordinate the needs of all departments of the Town); determining the total objectives of town land use, such as needs for roads, recreation, schools, conservation, municipal buildings and services; zoning needs and possible changes (cluster zoning?); and to generally provide a blueprint for the "future Carlisle" which the townspeople and town departments can use when studying month to month and year to year developments.

9. Mr. Herndon supplied copies of the Reconnaissance Report prepared by the Bureau of Planning Assistance, Mass. Dept. of Community Affairs. The ground work, first steps toward a new Benjamin Report, have been now laid. A meeting will be held 5-28-69, Wednesday, at 8 PM in Room 18, Wilkins School, to discuss with department heads, town committees, and interested townspeople, the requirements of program as laid down by the State, the elements the State wants considered within a new Report, the State's interest in public involvement and high volume idea input, a review of the Reconnaissance Report, and a review of the Federal Grant Application.

10. Traffic patterns surrounding the proposed Post Office-Shop-ping Center on Lowell Rd. were discussed with suggestions made by Mr. Herndon agreed to as possible ways to make a potentially bad traffic situation more palatable. These were: a south-bound holding lane in the middle of Lowell Rd. for traffic waiting to turn into the complex; an opening of the first north-bound entrance-way into the complex to permit more rapid departure from Lowell Rd. into the parking area. Both ideas would permit more even flow of traffic on Lowell Rd. The complex, The Board estimates, will not cause a sharp change in traffic patterns around the present rotary at the junction of Lowell Rd. and Rt. 225.

The Board, in summary, is not pleased with the layout, but does not find a present alternative. Although the parking layout meets legal specifications, it is feared that the extra stores will cause an increase in traffic on Lowell St., and that commuter

Item 10, continued: traffic will compound the problem of reversing direction on Lowell Rd. upon leaving the complex.

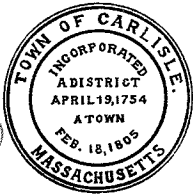
11. Mr. Mitchell had contacted Mr. Herndon, asking permission to proceed with the road in Indian Hill - Section #2 and its connection to Autumn Lane. Mr. Perley recommended to Mr. Herndon that \$36,000 Bond would cover the work. Mr. Herndon suggested to Mr. Mitchell a Bond of \$40,000, and he agreed. Mr. Herndon asked for the Board's approval of the Bond amount, and received it.

12. The Board adjourned and went into Executive Session to discuss the use to which the land across from Mr. Berry on Concord Rd. might be put, possible intent to manufacture there by Palmer Electronics, and possible future pressure to re-zone the parcel. It was decided that the Board should stand "pat" for now.

13. A possible land boundary dispute, one that might affect a subdivision plan to come before the Board in the future, was noted by Mr. Herndon in respect to land off Bingham Road. Mr. Herndon will keep the Board posted on developments.

Respectively submitted,

Robert B. Thomson, Clerk  
Log Hill Rd.  
369-3953



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

Chairman  
TERRY O. HERNDON, ~~Chairman~~  
Hillside Drive  
CARLISLE, MASS.

## A G E N D A

### PLANNING BOARD MEETING

MON., MAY 12, 1969

8:00 P.M. - Selectmen's Office

1. Peter Maio - G and M Trust - subdivision report (TH)
2. Joseph Moore - Cal-Mor Realty - subdivision report (TH)
3. Donald Fox road description project - status (TH)
4. Ronald Ondrejka - aerial map of Carlisle - status (TH)
5. Consideration of several Acts before the State  
Legislature. What action might the Board take? (TH)
6. By-Pass planning revision. Status of map. (JM)  
Further discussion of project objectives and  
means to reach those objectives.
7. What is proper role of Planning Board in town affairs? (TH)
8. Traffic patterns before and after the creation of (TH)  
proposed Post Office-Shopping Center complex on  
Lowell Rd. Effect on By-Pass planning.
9. Executive Session

Robert B. Thomson, Clerk  
Log Hill Road, Carlisle